

**FOR SALE**

2487 Kettner Boulevard  
San Diego, CA 92101

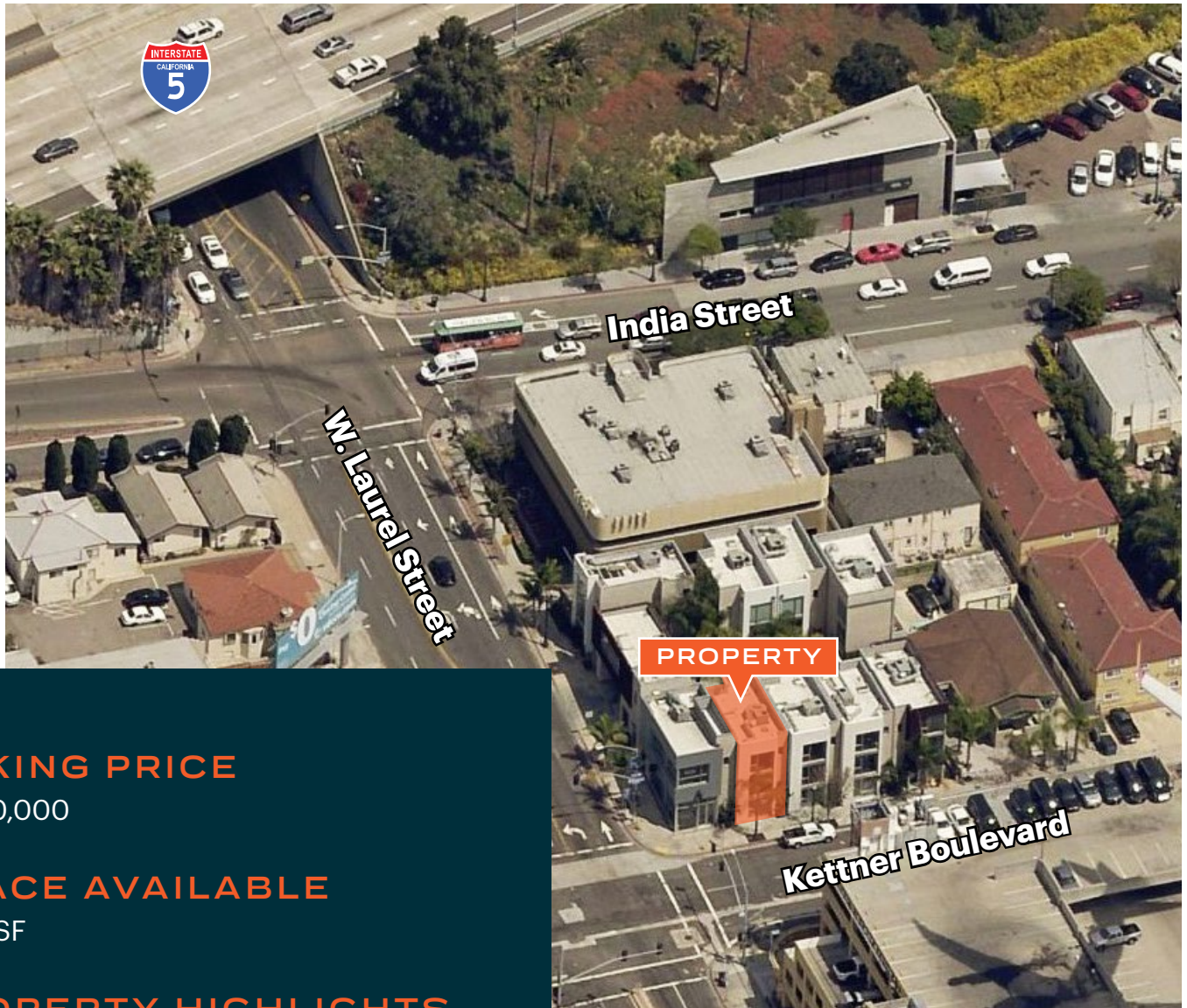


# West Laurel Studios For Sale

**EMMETT CAHILL**  
619.243.8470  
ecahill@qfcre.com  
BRE #02033604

**PETER WRIGHT**  
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## ASKING PRICE

\$1,700,000

## SPACE AVAILABLE

1,610 SF

## PROPERTY HIGHLIGHTS

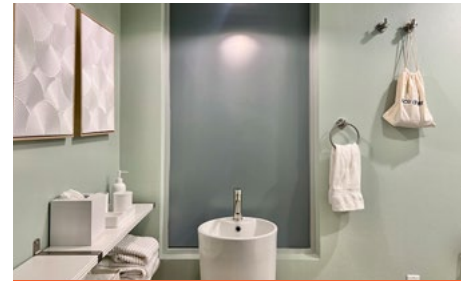
- Modern award winning architecture and construction
- Built 2007
- Fee simple ownership, no HOA
- Located on Kettner Boulevard in Little Italy close to restaurants, bars, music venues, and shopping
- Live/work potential with garage
- Dedicated garage parking



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## PHOTOS



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# FLOOR PLAN

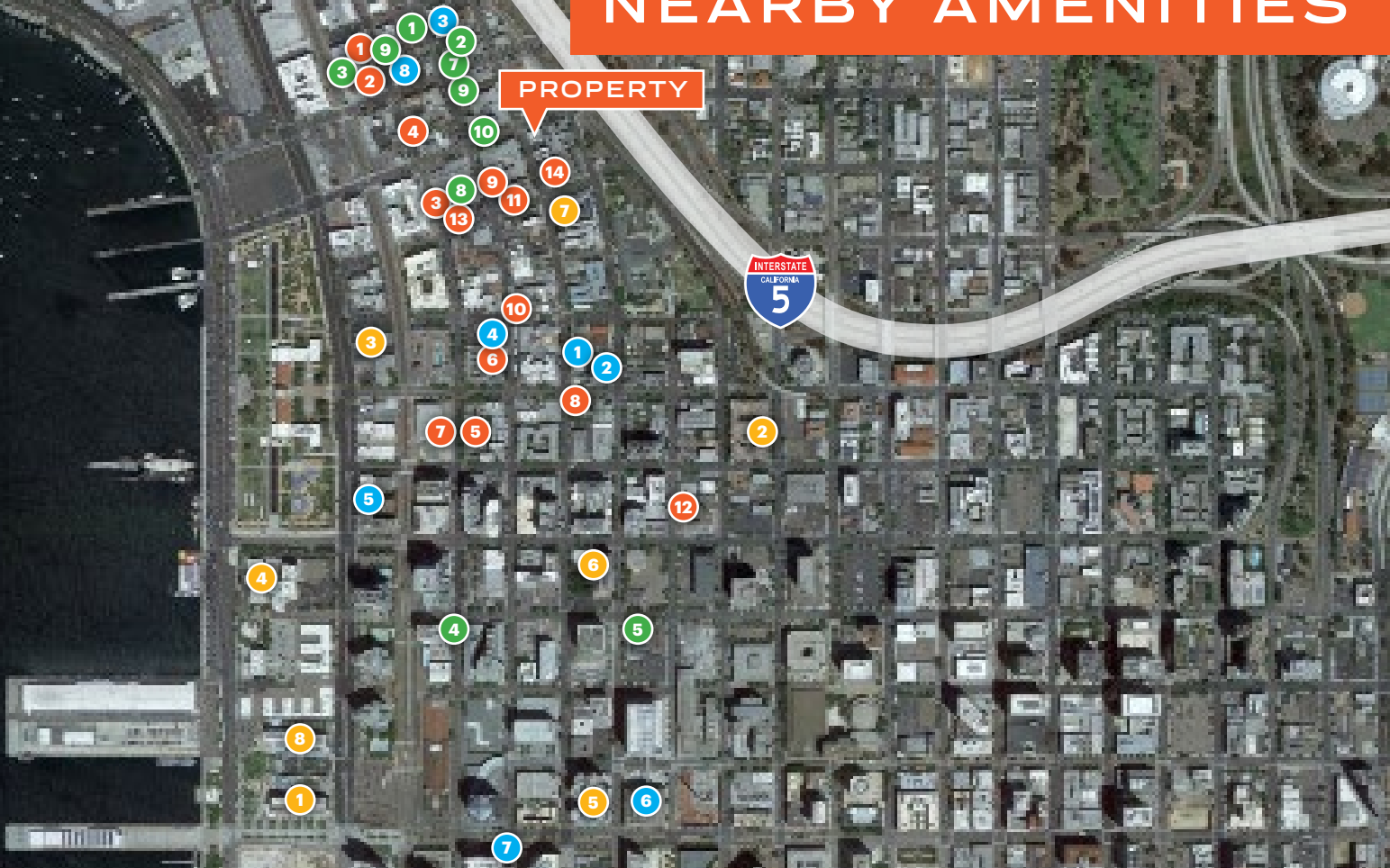


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# NEARBY AMENITIES



## RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama

## COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

## HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

## BARS & BREWPUBS

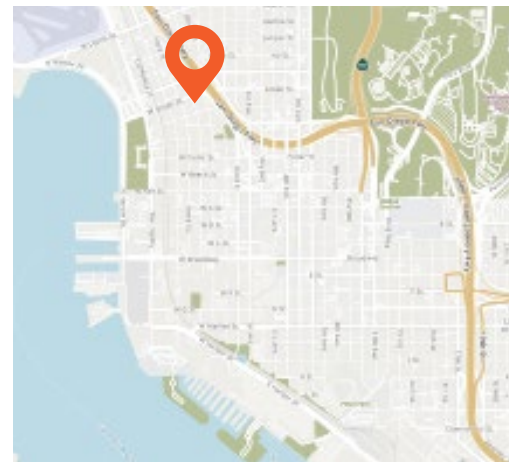
1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

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# LOCATION



PROPERTY



## LOCATION HIGHLIGHTS

- Heart of Little Italy
- Walk score of 90 out of 100 – Walkers Paradise
- 3 minute walk from the Sycuan Green Line Little Italy Trolley Stop
- Nearby parks include Amici Park, Waterfront Park and American Plaza
- Close restaurants include Queenstown Public House, Lofty Coffee, Cafe Italia, Ironside, Craft & Commerce, Harbor, Shake Shack, Ballast Point, Stone Tasting Room and many more

## WALKING DISTANCE

to Numerous Restaurants & Retail

## Excellent Freeway Access to INTERSTATE 5 & HIGHWAY 163

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# Contact Information

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